



## Dolphin House, Front Street Tynemouth

Rarely available on the open market, this fabulous Victorian terrace, circa 1874, is steeped in history and occupies a commanding location in the heart of Tynemouth Village. With the beach, Priory, gorgeous walks, sought after schools, cafes and an impressive range of amenities on your doorstep, this beautiful family home also boasts an unusually extensive rear garden and first floor veranda with spectacular views towards Lord Collingwood Monument, King Edwards Bay, the coast and Priory Castle. The property oozes charm, original features and ample flexibility for your family requirements. On entering, you are welcomed into the vestibule which opens into an impressive hall/reception room with original, stunning fireplace and open fire, as well as a turned staircase to the first floor and downstairs cloaks/wc. Glass doors lead to the family dining-kitchen, incorporating a range of units and integrated appliances, with double doors through to a bright and spacious family lounge and dining area. This wonderful room sports a grand, marble fireplace and opens out to the garden area to the rear of the property. Upstairs, the half landing window offers beautiful views towards the Priory Castle. Turn right to the spacious and serene principal bedroom, complete with fitted wardrobes, stylish ensuite shower room/w.c., impressive coastal views and stunning sunrises through the French doors, which lead to the adjoining balcony. There is an additional, large, double bedroom with original fireplace, storage and delightful views along Front Street towards the Priory and King Edwards Bay. The second floor of this gorgeous home has a further additional double bedroom with storage plus a large, four-piece family bathroom with roll top bath. The large garden must be seen for a taste of the outdoor enjoyment provided by this impressive forever home: with ample space, views, seating areas, artificial lawn, patios, vegetable patch and extensive under-decking storage, viewing families are certain to fall in love!

# £750,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



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ENTRANCE VESTIBULE: door to:

RECEPTION HALL: (front): 23'12 x 14'2, (7.29m x 4.32m), into alcoves, this fabulous sized room is perfect for formal dining or impressive reception area, with period, cast iron fireplace, a delightful split-level room accessing the feature turned staircase to the first floor and a recessed cloaks/wc. area, double glazed window with fitted window shutters, cornice to ceiling, double doors through into the dining kitchen, radiator



DOWNSTAIRS CLOAKS/W.C.: vanity sink unit, low level w.c. with concealed Saniflow system, fully tiled walls

DINING KITCHEN: 13'0 x 12'7, (3.96m x 3.84m), with a double-glazed window and side elevation, this family dining kitchen is an excellent space, with a range of traditional base, wall and drawer units, contrasting worktops, display units, space for gas cooker, cooker hood, sink unit with mixer taps, plumbing for automatic washing machine, vertical radiator, tiled floor and splashbacks, spotlights to ceiling, double doors opening through to:



LOUNGE/DINING AREA: (rear): 20'9 x 13'7, (6.33m x 4.17m), a stunning family lounge with double glazed French doors opening out to the rear garden, perfect for summer days and evenings. This lovely room showcases a fabulous marble fireplace with gas, coal effect fire, cornice to ceiling, two radiators

HALF LANDING AREA: double glazed window with side views towards the Priory Castle, staircase to the second floor, loft access with pull down ladders, we understand that the loft is boarded for storage purposes, radiator

BEDROOM ONE: (rear): 14'4 x 13'9, (4.37m x 3.81m), a range of fitted wardrobes, providing ample hanging and storage space, Georgian Bar double glazed doors opening to the elevated balcony, enjoy magnificent views over the garden, towards the coast and Lord Collingwood monument, cornice to ceiling, wood effect flooring, radiator



SHOWER ROOM: 10'11 x 7'8, (3.33m x 2.33m), an excellent sized shower room, contemporary and boasting ample storage space, shower cubicle with chrome shower, stylish glass and wood sink unit with ceramic on bench bowl, hot and cold mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, spotlights to ceiling, radiator

**BEDROOM TWO:** (front): 14'4 x 12'6, (4.37m x 3.81m), with double glazed window and fitted shutters, the views along Front Street and towards the Priory and King Edwards Bay are marvellous, the room also boasts an original cast iron feature fireplace, fitted storage, radiator

**SECOND FLOOR LANDING AREA:** landing area, fitted cupboard, door to:

**BATHROOM:** 12'6 x 8'0, (3.81m x 2.44m), a wonderful, four -piece family bathroom, with roll top bath, hot and cold mixer taps, sleek, floating "his and hers" vanity sink units with mixer taps, fitted stylish wall units with recessed lighting, low level macerator w.c. with push button cistern, shower cubicle with chrome shower, tiled floor, modern tiling to walls, double glazed window, radiator

**BEDROOM THREE:** (front): 12'9 x 9'4, (3.89m x 2.84m), spacious double bedroom with a double- glazed window, again, with wonderful views, radiator, storage cupboard

**EXTERNALLY:** Rarely is such a fabulous garden available with a period terrace property, especially in the heart of Tynemouth Village. With space, breath-taking views and a plethora of areas to soak up the sun, you really are spoilt for choice! There are patios, artificial lawn, steps down to a gorgeous walk through the vegetable patch, taking in the range of flowers and mature shrubs, right down to a final patio seating area, soaking up magnificent views towards the Coast and South Shields. There is also a large under-decking storage area, ideal for storage as a potential play area. Permit parking is available for residents through North Tyneside Council at an annual permit charge of £25.

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Permit parking £25 per annum

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **RESTRICTIONS AND RIGHTS**

Conservation Area? Yes

#### **TENURE**

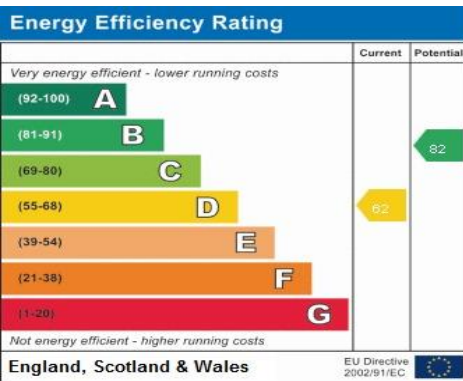
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** E

**EPC RATING:** D

WB2455.AI.DB.22/05/2024.V.2





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